| 146.0 | 0002 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 826,100 / 826,100 |
| | | | | | USE VALUE: | 826,100 / 826,100 |
| | | | | | ASSESSED: | 826,100 / 826,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 96 | | GLENBURN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CHRISTOPHER RAYMOND |
| Owner 2: | CHRISTOPHER DONNA |
| Owner 3: | |
| Street 1: | 96 GLENBURN ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 6,151 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6151.000 | 342,500 | | 483,600 | 826,100 |
| Total Card | 0.141 | 342,500 | | 483,600 | 826,100 |
| Total Parcel | 0.141 | 342,500 | | 483,600 | 826,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.19 | /Parcel: 443.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 95783
**GIS Ref**
**GIS Ref**
**Insp Date** 06/27/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 146.0-0002-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 342,500 | 0 | 6,151. | 483,600 | 826,100 | 826,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 250,800 | 0 | 6,151. | 453,400 | 704,200 | 704,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 250,600 | 0 | 6,151. | 374,800 | 625,400 | 625,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 250,600 | 0 | 6,151. | 344,600 | 595,200 | 595,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 250,600 | 0 | 6,151. | 314,400 | 565,000 | 565,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 241,000 | 0 | 6,151. | 308,300 | 549,300 | 549,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 222,400 | 0 | 6,151. | 286,500 | 508,900 | 508,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 222,400 | 0 | 6,151. | 272,600 | 495,000 | 495,000 | | 12/13/2012 |

!11408!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:34:57 |

**LAST REV**

| Date | Time |
|---|---|
| 08/06/18 | 15:16:33 |
| apro | |
| 11408 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95783 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WHOBREY RICH JO | 29484-21 | | 12/7/1998 | | 313,750 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/24/2014 | 733 | Heat App | 3,000 | | | | | |
| 4/9/2014 | 314 | Addition | 128,000 | | | | | |
| 9/2/2004 | 826 | Re-Roof | 3,700 | | | | | |
| 5/18/1999 | 281 | Redo Bat | 2,500 | | | | | REMODEL BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/27/2018 | MEAS&NOTICE | HS | Hanne S |
| 7/1/2014 | Info Fm Prmt | PC | PHIL C |
| 6/12/2014 | Info Fm Prmt | PC | PHIL C |
| 11/25/2008 | Meas/Inspect | 355 | PATRIOT |
| 1/3/2000 | Inspected | 276 | PATRIOT |
| 11/16/1999 | Measured | 153 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6151 | | Sq. Ft. | Site | | 0 | 80. | 0.98 | 9 | | | | | | | | | 483,626 | | | | | | 483,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14121 | Total SF/SM: | 6151 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 483,626 | Spl Credit | | Total: | 483,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1937 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.31624365 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 175.898 |
| Other Features: | 96527 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 420750 |
| Depreciation: | 78259 |
| Depreciated Total: | 342490 |

## COMMENTS

SCUTTLE. OF=BMT SINK. SUMP PUMP IN BMT..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 1999 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

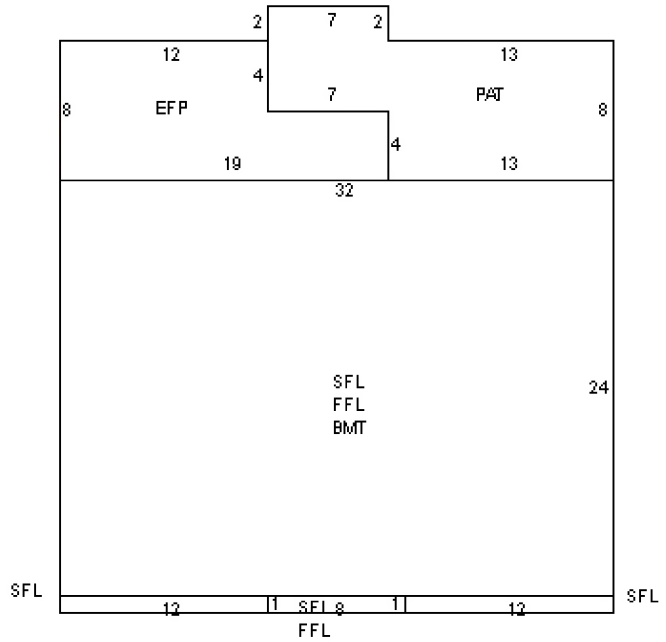
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 175.90 |
| Special Features: | 0 | Val/Su Net: | 141.41 |
| Final Total: | 342500 | Val/Su SzAd | 217.32 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 800 | 175.900 | 140,719 |
| FFL | First Floor | 776 | 175.900 | 136,497 |
| BMT | Basement | 576 | 69.920 | 40,274 |
| PAT | Patio | 146 | 4.770 | 696 |
| EFP | Enclos Porch | 124 | 48.680 | 6,037 |
| | Net Sketched Area: | 2,422 | Total: | 324,223 |
| Size Ad | 1576 | Gross Are | 2614 | FinArea 1864 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 75 | RRM | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

146.0-0002-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|